



## 3 TORRIDGE DRIVE

WOLVERHAMPTON, WV11 1XL

OFFERS IN THE REGION OF £100,000  
LEASEHOLD

Two bedroom ground floor flat, spacious and well presented with a modern kitchen and shower room, large living room, two double bedrooms and store room. Convenient for New Cross Hospital and nearby Bentley Bridge, the property is available with NO ONWARD CHAIN.





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- NO CHAIN • CONVENIENT FOR NEW CROSS HOSPITAL • MODERNISED KITCHEN AND SHOWER ROOM • TWO DOUBLE BEDROOMS • SPACIOUS LIVING ROOM



### HALLWAY

Radiator.

### STORE ROOM

### LIVING ROOM

15'1" x 14'2"

Double-glazed window, radiator.

### KITCHEN

13'3" x 8'5"

Double-glazed window, radiator, tiled floor, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap.

### BEDROOM ONE

14'2" x 10'3"

Double-glazed window, radiator.

### BEDROOM TWO

12'0" x 8'3"

Double-glazed window, radiator.

### SHOWER ROOM

Two double-glazed obscure windows to the side, tiled walls, white suite comprising close-coupled w.c, pedestal wash hand basin, and shower enclosure.

### COUNCIL TAX

Wolverhampton City Council - Tax Band A

### SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

### PARKING

The agent understands that there is no allocated parking for the property.

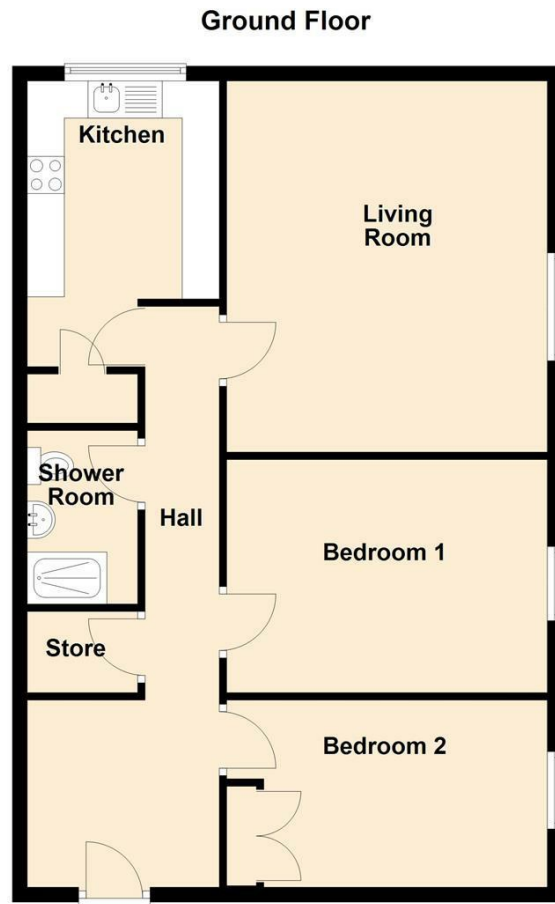
### TENURE Leasehold

The property is leasehold with a lease term of 99 years from 21/08/2116.

The agent understands that the current service charge is £547.11 and await confirmation of the ground rent. Any interested party should confirm any lease charges and terms with their solicitor prior to purchase.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements